

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/2001
662B	07/31/2002
662C	

PUD PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

NOTE: THIS PROPERTY HAS VESTED RIGHTS
(VESTED RIGHTS PERMIT NO. 03-12-019)

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	03/13/2002
99028B	08/14/2002
99028C	

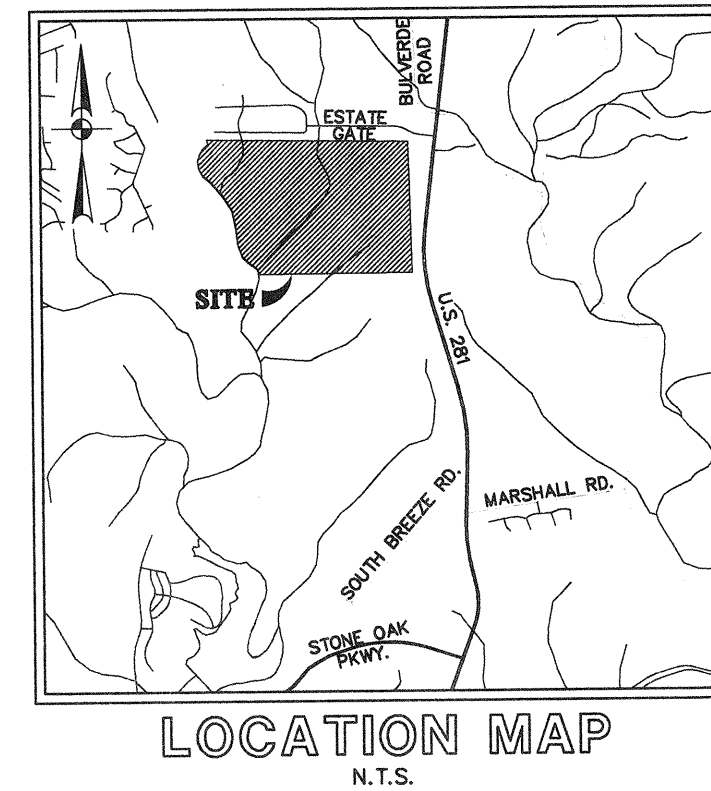
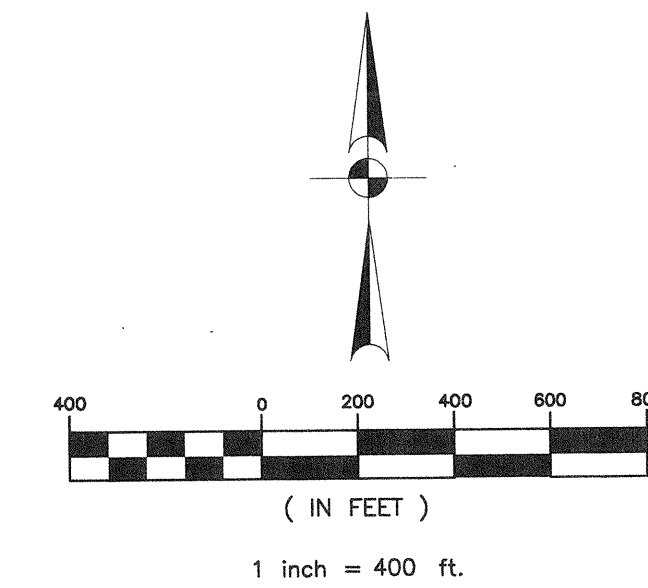
NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL
HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS
FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER
IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR
SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT
CODE OF THE CITY OF SAN ANTONIO.

LEGEND:

- PUD
- POADP
- ② PROPERTY OWNER INFORMATION
- ⊖ SENSITIVE FEATURE—WELL
- ⊖ SENSITIVE FEATURE—CAVE
- ⊖ GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE

REVISION STATEMENT:
THE OLIVER RANCH PUD/POADP PLAN HAS BEEN
AMENDED TO SHOW THE FOLLOWING:

- TRACT VIA PHASE II
RESIDENTIAL LOTS WERE CHANGED FROM 70' LOTS
TO 60' LOTS— (STREET LAYOUT REMAINED
UNCHANGED)
- REVISED DENSITY TABLE.
- REVISED 100 YEAR FLOOD PLAIN TO REFLECT
CURRENT FLOOD PLAIN DELINEATION PER FEMA
LOMR CASE NO. 03-06-678P APPROVAL
PENDING.
- ADDED TYPICAL LOT DETAIL FOR TRACT VIA,
PHASE II



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K_d)$$

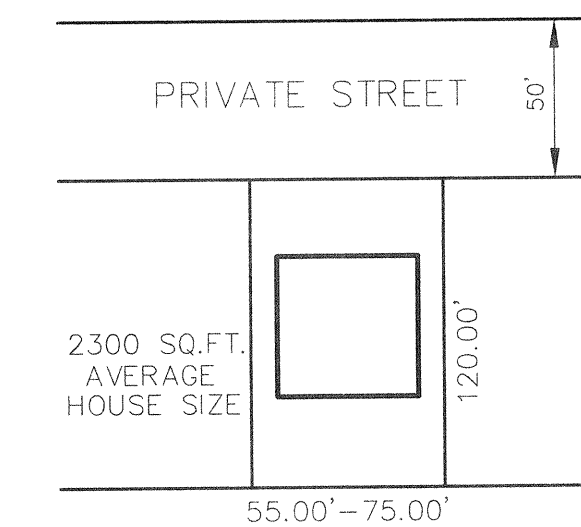
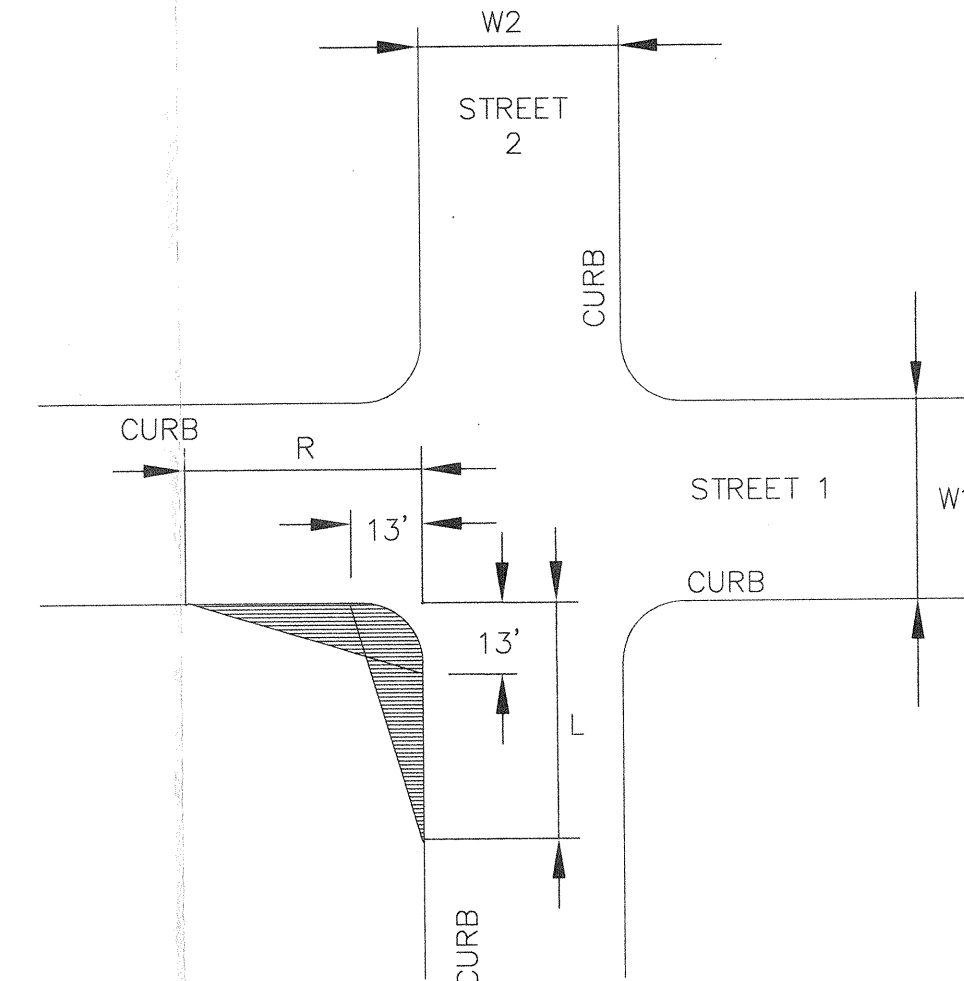
$$L = \frac{13(150)}{13 + W1/2 + K_d} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

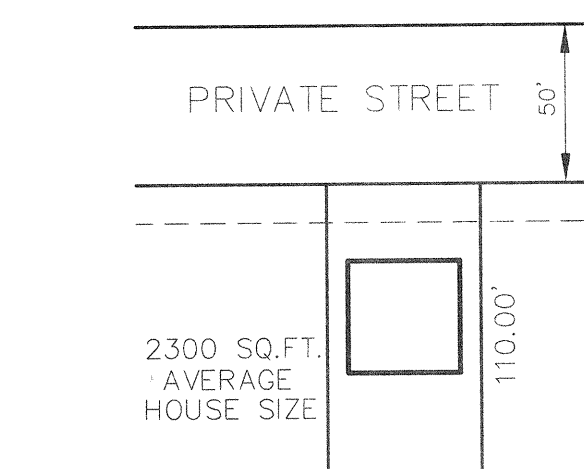
$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

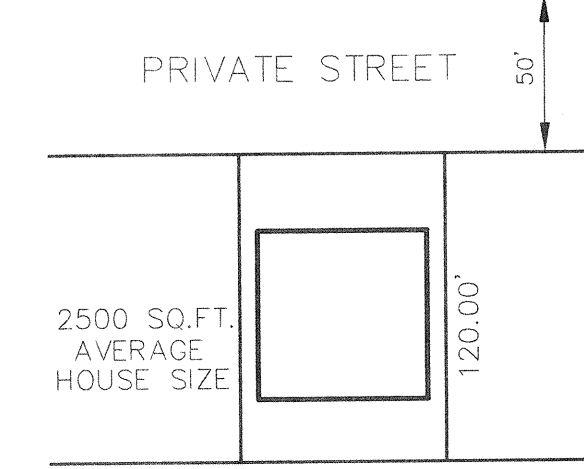
$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$



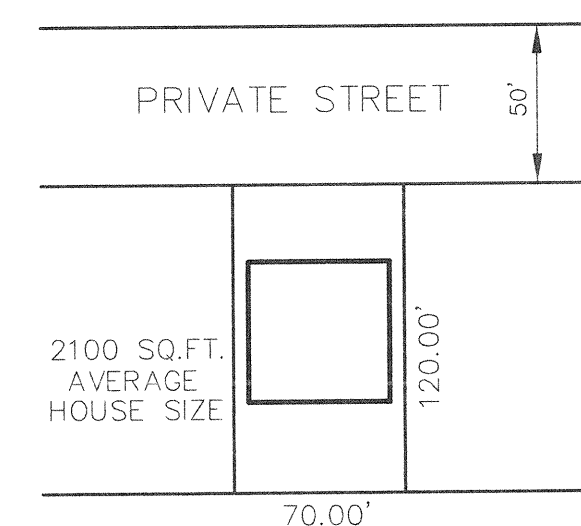
TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE



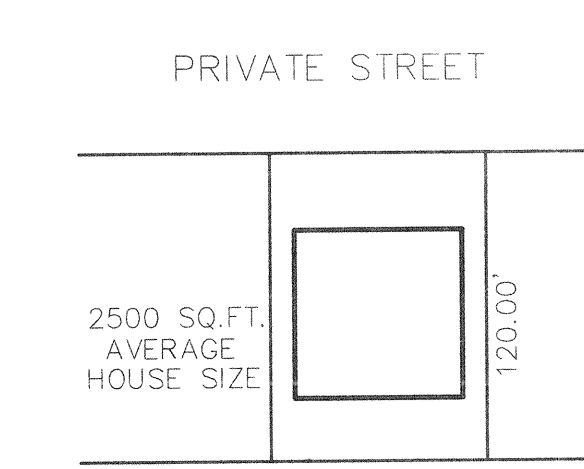
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



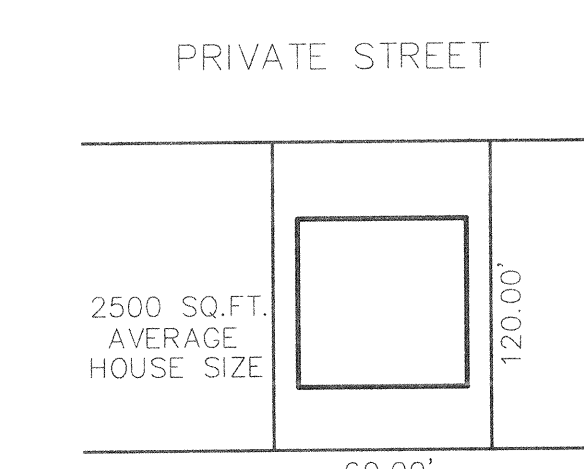
TRACT IV TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT VIA PH I TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT VIA PH II TYPICAL LOT DETAIL
NOT-TO-SCALE

NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

PLAN HAS BEEN ACCEPTED BY
COSA
1-20-02 662-C
(number)
1-22-05
(date)
1" not filed on

DEVELOPER:
DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000 FAX: 210.375.9010

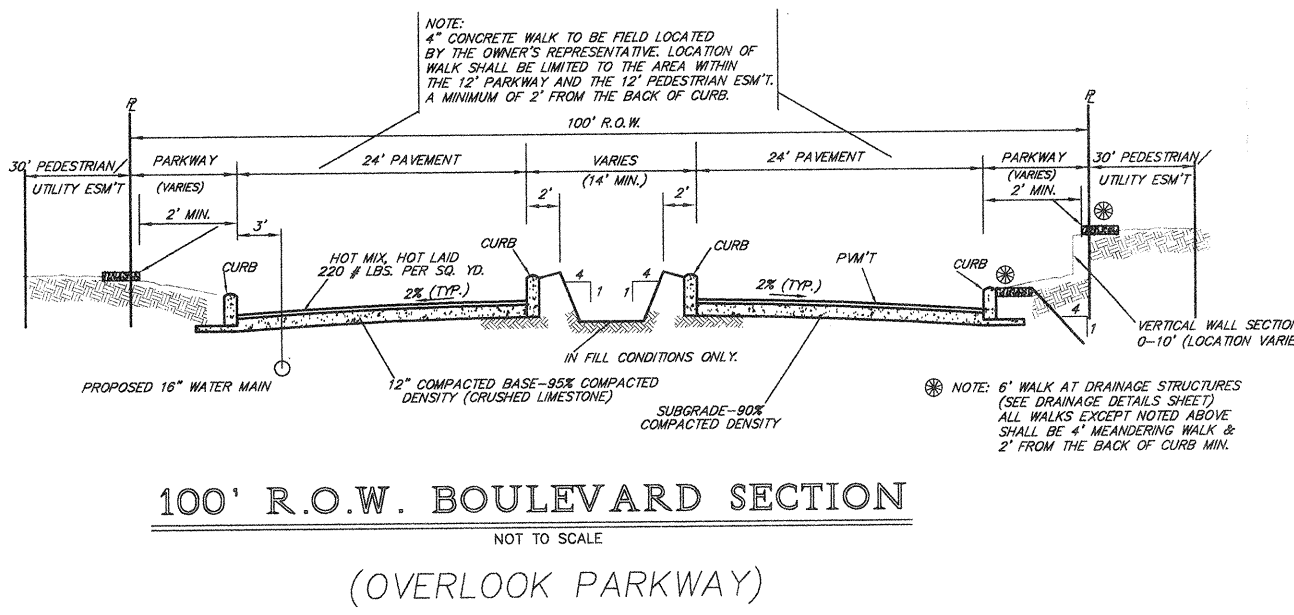
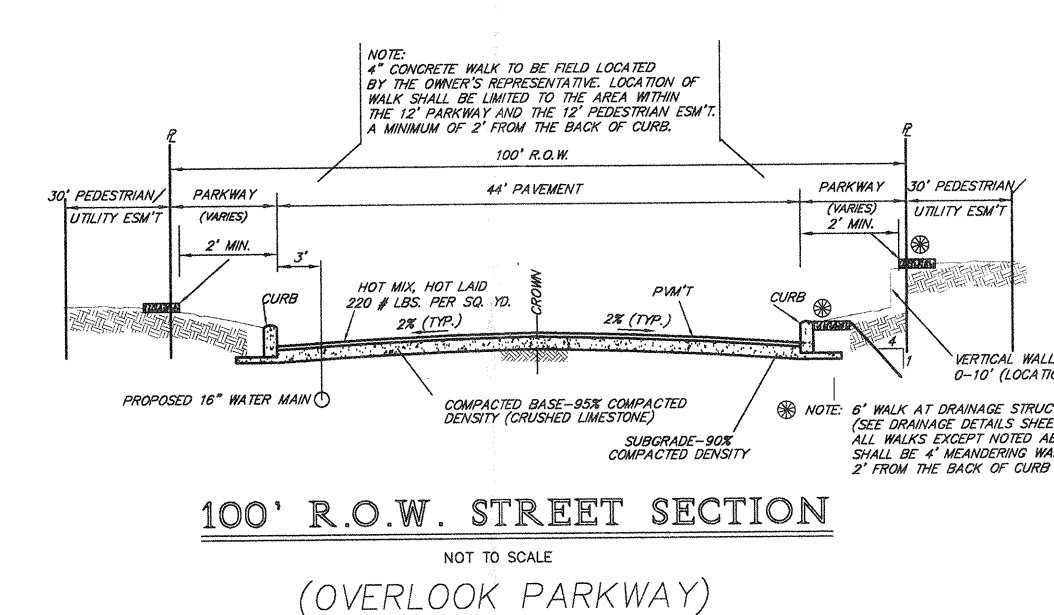
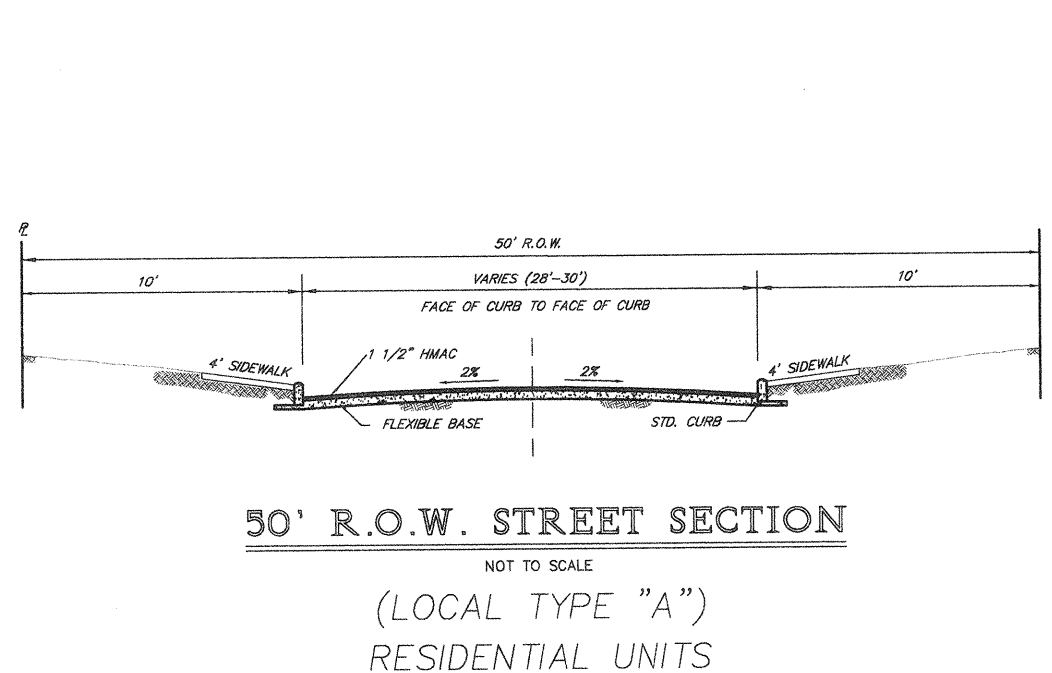
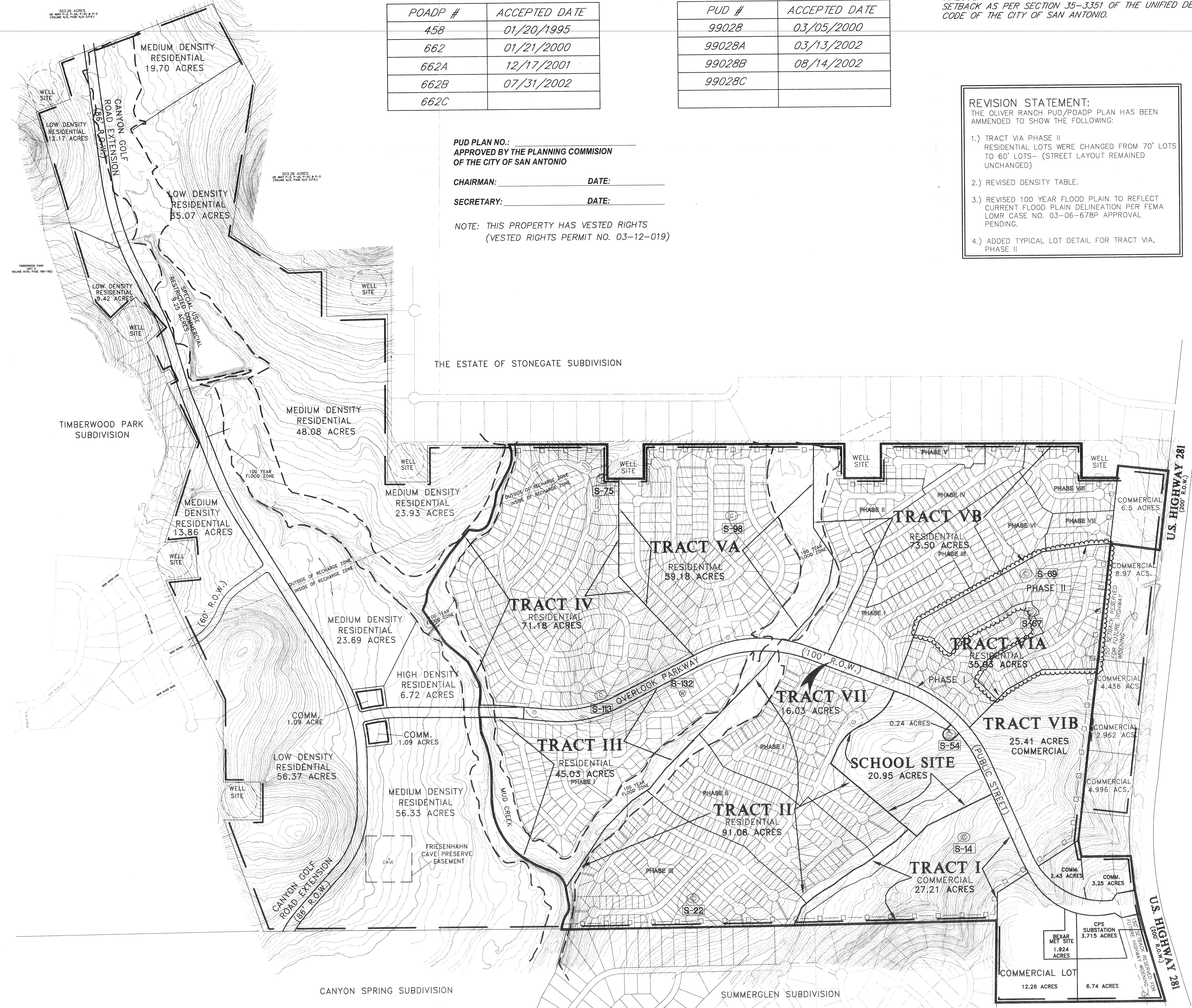
OLIVER RANCH
PUD / POADP PLAN

* NOTE:
CALCULATIONS REVISED
FOR NEW LOT LAYOUT IN
TRACT VIA, PHASE II

* NUMBER OF RESIDENTIAL LOTS
AVERAGE HOME SIZE
DENSITY (SINGLE FAMILY UNITS PER ACRE)

1,241
2,280
3.30

JOB NO. 4593.05
DATE: DECEMBER 28, 1999
REVISED: DECEMBER 13, 2001
REVISED: MARCH 31, 2003



GATE DETAIL NOTE:
GATED ENTRY FOR EACH TRACT WILL
VARY. REFERENCE CONSTRUCTION
DOCUMENTS FOR DETAILS.

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)							
TRACT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	% OPEN SPACE
II	RESIDENTIAL	91.08	391	4.30	18.07	13.49	65.35
III	RESIDENTIAL	45.03	101	2.24	6.03	9.83	64.78
IV	RESIDENTIAL	71.18	178	2.50	11.44	11.84	67.29
VA	RESIDENTIAL	59.18	159	2.69	8.76	8.52	70.80
VB	RESIDENTIAL	73.50	274	3.73	18.25	13.21	57.20
VIA	RESIDENTIAL	35.93	138	3.84	9.84	7.12	52.80
*SUBTOTAL		375.90	1,241	3.30	72.39	64.01	63.71
PARKWAY & COMMERCIAL		99.85	—	—	—	—	—
TRACT I (COMMERCIAL)		27.21	—	—	—	—	—
SCHOOL		20.95	—	—	—	—	—
*TOTAL		523.91	—	—	—	—	—

DATE: OCT 14, 2003 10:59am User: JD_Jadkins
File: A:\5993\5993\Design\POADP-POADP.dwg



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
APR 23 AM 7:50

Date Submitted:	Project ID Number: <u>662C/9902SC</u>
------------------------	--

**** Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input checked="" type="checkbox"/> MDP/P.U.D. Plan (Combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan ((MHP))
<input type="checkbox"/> Pedestrian Plan (PP)
<input type="checkbox"/> Other: _____ |
|--|--|

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies.

Project Name: Oliver Ranch

Owner/Agent: Larry Aiken Phone: (512) 345-6662 Fax: (512) 345-6662

Address: P. O. Box 2162, Austin, TX Zip code: 78767

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): A 23.83 acre tract described in instrument in Volume 9606 Pages 1497-1507 out of the H.J. Huppertz Survey Number 417 4/8, Abstract 934, County Block 4865 in Bexar County.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: Unit-6A, Phase I (40), Phase II (98)

Total Number of lots: 1241 divided by acreage: 375.90 = Density: 3.30

(PUD Only) Linear feet of street: 3450 ☒ Private ☒ Gated ☐ Attached
(Tract 6A Only) ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: 13.94 divided by total acreage: 23.85 = Open space: 58.4%

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): Transmitter

(PUD Only) Construction start date: June 2003

(PUD Only) X/Y coordinates at major street entrance: X: 2139882.8 Y: 13797467.6

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal Ferguson Map Grid: 451 / A7, B7, C7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Oliver Ranch No. 662B

Is there a corresponding PUD for this site? Name Oliver Ranch No. 99028B

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Oliver Ranch, Unit-6A, Phase I No. 200042

Name Oliver Ranch, Unit-5B, Phase I No. 200050

Name Oliver Ranch, Unit-5, Phase III No. 200052

Contact Person and authorized representative:

Print Name: Larry Aiken, PRES.

Signature: 

Date: _____ Phone: (512) 345-6662 Fax: (512) 345-6662

RECEIVED
03 APR 22 PM 2:56
LAND DEVELOPMENT
SERVICE DIVISION

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

LAND DEVELOPMENT
SERVICES DIVISION

03 APR 22 PM 2:56

RECEIVED

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- N/A ☐ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- N/A ☐ Two points identified by Texas Planes Coordinates;
- N/A ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A ☐ PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- N/A ☐ The location and dimension of all proposed or existing lots.
- N/A ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- N/A ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

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SERVICES DIVISION

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City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502). (previously submitted and approved, see attached worksheet for modification to Tract VIA)
- N/A ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A ☐ (PUD Only) Lots numbered as approved by the City.
- N/A ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- N/A ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- N/A ☐ A stormwater management plan (section 35-B119)

I certify that the revision to the POADP/PUD Plan (plan on file and approved by the City of San Antonio under PUD Plan # 99028B) application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: DRAKE THOMPSON Signature:  Date: 4-21-03

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

January 1, 2003

M:\4593\63\WordForms\030401a1.doc

Page 5 of 5

RECEIVED
03 APR 22 PM 2:56
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

January 20, 2004

Mr. Drake Thomson, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Oliver Ranch (Amending)

MDP/POADP # 662-C

Dear Mr. Thomson:

The City Staff Development Review Committee has reviewed Oliver Ranch (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 662-C. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
 - a.) Construct a signalized intersection at the proposed Driveway 18 at least ¼ mile away from the frontage road intersection.
 - b.) Construct a signalized intersection at the school's roadway and at least ¼ mile away from Driveway 18.
 - c.) The traffic signals shall comply with Article 5, Division 2, Section 35-506, (k) Traffic Signals.
 - d.) The developer shall install that portion of the traffic signals infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with the TMUTCD and the City of San Antonio specifications and design requirements.

Mr. Thompson
Page 2
January 20, 20042

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivaiz AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

© HARLAND STYLE XXX

1151

OLIVER RANCH SUBDIVISON, LTD.

P.O. BOX 9928
AUSTIN, TX 78766

37-65/1119 1169


DATE 4-7-03

PAY
TO THE
ORDER OF City of San Antonio

\$ 500.00

Five hundred & no/100

DOLLARS

 Security features
included.
Details on back.

**WELLS
FARGO**

WELLS FARGO BANK TEXAS, N.A.
111 CONGRESS AVE.
AUSTIN, TX 78701
www.wellsfargo.com

FOR CA-Phase II - PUD Rev. Fee

Larry E. Eubank MP

⑈001151⑈ ⑆111900659⑆0612905703⑈

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1150

OLIVER RANCH SUBDIVISON, LTD.

P.O. BOX 9928
AUSTIN, TX 78766

37-65/1119 1169

DATE 4-7-03

PAY
TO THE
ORDER OF City of San Antonio

\$ 500.00

Five hundred & no/100

DOLLARS

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**WELLS
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FOR CA-Phase II - PUD Rev. Fee

Larry E. Eubank MP

⑈001150⑈ ⑆111900659⑆0612905703⑈



MASTER DEVELOPMENT

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 4/15/03

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |

- ☐ Major ☐ Minor

Project Name: Oliver Ranch FILE # 662C & 99028C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: 4/15/03

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.
This item is tentative scheduled for _____ before the (MDP) committee.

Master Developer

WBS 53 101 1:20

Planning II

1/7/04
Date

Date _____



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 4/15/03

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |

☐ Major ☐ Minor

Project Name: Oliver Ranch **FILE #** 662C & 99028C

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

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City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

☐ I do not recommend approval

Comments: _____

Ref 6/9/03

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



SAWS
City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 11/26/03

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

03/2002

Case Managers: (Ernest Brown) **Odd** File Number

(Robert Lombrano) **Even** File Number

Project Name: Oliver Ranch MDP/PUD **File#** 662C + 99028C

Reference Any MDP's, POADP's, and PUD's associated with this project:

POADP 99028B + PUD 662B

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan
<input type="checkbox"/> Major Thoroughfare
<input type="checkbox"/> Neighborhoods
<input type="checkbox"/> Historic
<input type="checkbox"/> Disability Access (Sidewalks)
<input type="checkbox"/> Storm Water Engineering
<input checked="" type="checkbox"/> SAWS Aquifer
<input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage
<input type="checkbox"/> TIA
<input type="checkbox"/> Zoning
<input type="checkbox"/> Tree Preservation
<input type="checkbox"/> Parks – Open Space
<input type="checkbox"/> Fire Protection
<input type="checkbox"/> Bexar County Public Works |
|--|--|

Note: Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Oliver Ranch MDP/PUD # 662C was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required)

Additionally, a Water Pollution Abatement Plan must be submitted and approved with the
Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Kirk M. Nguyen Manager 12-16-03
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

SAWS

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Oliver Ranch MDP/PUD # 662C was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
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81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
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Protection Plan is required)

Additionally, a Water Pollution Abatement Plan must be submitted and approved with the
Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

Storm Water

Robert Lombrano

From: Arturo Villarreal
Sent: Wednesday, October 29, 2003 2:11 PM
To: Robert Lombrano; Pape Dawson (E-mail); Blane Lopez (E-mail); Shauna Weaver (E-mail)
Cc: Michael Herrera; Terrance Jackson
Subject: Oliver Ranch

Storm Water Comments.



SC-OliverRanch-am
end-SW-OK.pdf...

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Samuel Carreon, P.E. , Arturo Villareal, P.E. , File
SUBJECT:	Oliver Ranch MDP File

ROBERT LOMBRANO
1662C

October 29, 2003

Storm Water Engineering has reviewed the MDP Plan for Oliver Ranch and recommends approval. This development is eligible for FILO.

*NO FURTHER
COMMENTS
A.V. 10-29-03*

Terrance Jackson
Terrance Jackson, P.E.
Storm Water Engineering Division

STORM WATER

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Samuel Carreon, P.E. , Arturo Villareal, P.E. , File
SUBJECT:	Oliver Ranch MDP File

June 18, 2003

Storm Water Engineering has reviewed the MDP Plan for Oliver Ranch and has the following comment.

Please verify that the ultimate condition impervious cover is consistent with the City of San Antonio. Show the current revised 100-year flood plain to reflect ultimate conditions for LOMR case no. 03-06-678P on the MDP (the MDP show the Zone A delineation).

*FURTHER COMMENTS REQUIRED
DO NOT RELEASE
A.V. 6-18-03*

Terrance Jackson
Terrance Jackson, P.E.
Storm Water Engineering Division

on

OLIVER RANCH (AMEND)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white. There is no handwriting or other markings on the page.

James Jackson, Jr.
Signature

STORM WATER EN

Title

6118103

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Michael Herrera

From: Arturo Villarreal
Sent: Thursday, June 19, 2003 10:54 AM
To: Patricia Renteria; Michelle Gonzalez
Cc: Michael Herrera; Terrance Jackson; 'rgray@pape-dawson.com'
Subject: Oliver Ranch MDP

Storm Water Comments



SC-OliverRanch-am
end-SW-1.pdf

RECEIVED

03 OCT 14 PM 3:37

City of San Antonio

Interdepartmental Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Samuel Carreon, P.E. , Arturo Villareal, P.E. , File
SUBJECT:	Oliver Ranch MDP File

June 18, 2003

Storm Water Engineering has reviewed the MDP Plan for Oliver Ranch and has the following comment.

Please verify that the ultimate condition impervious cover is consistent with the City of San Antonio. Show the current revised 100-year flood plain to reflect ultimate conditions for LOMR case no. 03-06-678P on the MDP (the MDP show the Zone A delineation).

*FURTHER COMMENTS REQUIRED
DO NOT RELEASE
A.V. 6-18-03*

Terrance Jackson
Terrance Jackson, P.E.
Storm Water Engineering Division

4593-64

MEMO

RECEIVED
03 OCT 14 PM 3:37



LAND DEVELOPMENT
SERVICES DIVISION

To: Terrance Jackson, P.E.
Date: October 14, 2003
Re: Oliver Ranch MDP Modification

We are in receipt of your comments dated June 18, 2003 regarding the above referenced PUD/MDP Modification. We have attached a copy for your reference.

Comment #1: Verify ultimate development impervious cover is consistent with City of San Antonio

Response: We have reviewed the curve number & impervious cover assumptions used in the Flood Plain Study prepared by Pape-Dawson Engineers for the Oliver Ranch Master Plan. The Pape-Dawson Engineers Study uses a percent impervious cover value of 30% for all of the sub-basins and a curve number of 77. These sub-basins are situated within sub-basins MC4 & MC5 in the COSA "Salado Creek Study". The revised percent impervious cover calculations from HDR use 41.4% for MC4 & 38.6% for MC5 respectively. The Salado Study uses a curve number of 74 for MC4 & 75 for MC5. We believe our ultimate development land use assumptions are consistent with the development within the watershed. Additionally, the current COSA model uses lower curve numbers than the Pape-Dawson study.

Comment #2: Show the current revised 100-year flood plain to reflect ultimate conditions for LOMR Case No.03-06-678P on the MDP.

Response: MDP has been revised to reflect the detailed mapping

END OF MEMORANDUM

03 OCT 17 AM 7:32
OFFICE OF DIRECTOR
CITY OF SAN ANTONIO

From: Drake Thompson, P.E.

Project No.: 4593.64

cc:

PAPE-DAWSON ENGINEERS, INC.

City of San Antonio

Interdepartmental Correspondence Sheet

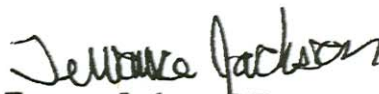
TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Samuel Carreon, P.E. , Arturo Villareal, P.E. , File
SUBJECT:	Oliver Ranch MDP File

June 18, 2003

Storm Water Engineering has reviewed the MDP Plan for Oliver Ranch and has the following comment.

Please verify that the ultimate condition impervious cover is consistent with the City of San Antonio. Show the current revised 100-year flood plain to reflect ultimate conditions for LOMR case no. 03-06-678P on the MDP (the MDP show the Zone A delineation).

*FURTHER COMMENTS REQUIRED
DO NOT RELEASE
A.V. 6-18-03*


Terrance Jackson, P.E.
Storm Water Engineering Division

OLIVER RANCH (AMEND)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

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Journal compilation © 2006 Blackwell Publishing Ltd

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

Year	Number of people in the workforce (millions)
1980	60
1985	70
1990	68
1995	75
2000	85

STORM WATER EN 6/18/03

Signature

Title

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



TIA
City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

APR 23 AM 7:50

(Check One)

Date: 4/15/03

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Project Name: Oliver Ranch **CONTACT: CALEB CHANCE** FILE # 662C & 99028C

PAPE-DAWSON

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

LAND DEVELOPMENT
 SERVICES DIVISION

03 APR 22 PM 2:57

RECEIVED

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

I recommend approval ☒

October 1, 2002

[Signature]
 Senior Engineer

1-7-03 **PD**

TREES

Robert Lombrano

From: Debbie Reid
Sent: Tuesday, September 09, 2003 1:23 PM
To: Ernest Brown
Cc: Robert Lombrano
Subject: FW: Oliver Ranch MDP

Sorry Robert. I got it now. This one is Ernest's

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----

From: Debbie Reid
Sent: Tuesday, September 09, 2003 12:21 PM
To: Robert Lombrano
Cc: Michael Herrera
Subject: Oliver Ranch MDP

on the spreadsheet it just states Oliver Ranch. Is this amending or a specific unit? I am unable to locate a 5/23/03 submittal. My files go from 1999-2002. Can you put one in trees box?
Thanks

Debbie Reid
City Arborist
(210) 207-8053

Robert Lombrano

From: Debbie Reid
Sent: Tuesday, September 09, 2003 12:21 PM
To: Robert Lombrano
Cc: Michael Herrera
Subject: Oliver Ranch MDP

on the spreadsheet it just states Oliver Ranch. Is this amending or a specific unit? I am unable to locate a 5/23/03 submittal. My files go from 1999-2002.

Debbie Reid
City Arborist
(210) 207-8053

BEXAR COUNTY

Robert Lombrano

From: aescobar@co.bexar.tx.us
Sent: Wednesday, November 26, 2003 11:48 AM
To: cchance@pape-dawson.com
Cc: Robert Lombrano
Subject: Request for Review - Oliver Ranch

1/7/2004

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Case Managers:

Robert Lombrano, Planner II
(Even File number) (210) 207-5014
rlombrano@sanantonio.gov

Ernest Brown, Planner II
(Odd file Number) (210) 207-7207
ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
☒ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD)
☐ Farm and Ranch (FR)
☐ Plat Certification Request
☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Rural Development (RD)
☐ Mix Light Industrial (MI-1)
☐ Other: _____

Public Hearing ☐ Yes (x) No
 ☐ Major ☐ Minor Date: _____

Project Name: Oliver Ranch File# 662C & 99028C
Engineer/Surveyor: Pape-Dawson Engineers, Inc.
Address: _____ Zip code: _____
Phone: _____ Fax: _____
Contact Person Name: _____ E-mail: _____

Reference Any MDP's, POADP's, and PUD's associated with this project:
POADP 9902B & PUD 662B

(Plats Only): 4 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (
(1) Historic Preservation

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department
Request for Review form (attached) for respective departments or agencies

October 16, 2003

Page 1 of 2

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

(X) I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/subdivider/agent,
of the corrections needed to remove this objection. Tel # _____

Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Arnold Escobar
Signature

Civil Engineer
Title

November 26, 2003
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

October 16, 2003

Page 2 of 2

Robert Lombrano

From: Drake Thompson [dthompson@pape-dawson.com]
Sent: Tuesday, October 14, 2003 11:50 AM
To: Robert Lombrano
Cc: ebrown@sanantonio.gov
Subject: Oliver Ranch PUD/POADP 99-028

~~Oliver Ranch PUD/POADP 99-028~~

Robert/Ernest

The tracking system shows no approvals or comments on the PUD. What is the status on this? Also, it looks like Ernest is handling the MDP and Robert the PUD. Can one case manager handle both? The only comment we recieved on the POADP is from Stormwater Eng. (6/18/03). I am submitting a response today. Please advise on the status of all other approvals or comments.

Thanks

Drake Thompson, P.E.
Project Manager
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216
Phone (210)-375-9000
Fax (210)-375-9010
Email dthompson@pape-dawson.com

MEMO

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
APR 23 AM 7:49



To: Mike Herrera
Date: April 15, 2003
Re: Oliver Ranch PUD / POADP Amendment

Per our meeting on March 27, 2003, we have attached the amended PUD/POADP Plan for staff review. As discussed, we anticipate this will be considered a minor modification to the PUD plan thus requiring only staff and director approval. The proposed revisions are summarized on the plan. We have attached fees for both the PUD and POADP (not required because land use is remaining same) application fees as we agreed in the meeting. Should you have any questions on the revision, please contact me.

END OF MEMORANDUM

Attachment

M:\4593\64\word\memo\030415a1

RECEIVED
03 APR 22 PM 2:56
LAND DEVELOPMENT
SERVICES DIVISION

From: Drake Thompson, P.E.

Project No.: 4593-64

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Robert Lombrano

From: Joe Nix [jnix@cectexas.com]
Sent: Wednesday, January 07, 2004 9:49 AM
To: Todd Sang; Robert Lombrano
Cc: Michael Herrera; Richard De La Cruz; Christi Tanner
Subject: RE: Lomas Verdes**Disapproval**

Todd, thank you for your comments. However, I regret to inform you that we cannot comply. ABG does not own the property where the collector has been committed to connect with Toepperwein Road. Even if ABG did participate with providing the new collector street, why would direct access to Toepperwein Road be denied? David Beales (WFC) and I would be glad to come down and discuss these and other issues with you at your convenience. Please let either of us know when we can meet.

Joe F. Nix, P.E., R.P.L.S., P.T.O.E
Senior Project Manager &
Senior Traffic Engineer
CIVIL ENGINEERING CONSULTANTS
11550 IH 10 West Suite 395
San Antonio, TX 78230-1037
Tel: 210.641.9999
Fax: 210.641.6440
Email: jnix@cectexas.com

-----Original Message-----

From: Todd Sang [mailto:ToddS@sanantonio.gov]
Sent: Tuesday, January 06, 2004 10:15 AM
To: Robert Lombrano; Joe Nix
Cc: Michael Herrera; Richard De La Cruz; Christi Tanner
Subject: Lomas Verdes**Disapproval**

- 1) Eliminate access off of Toepperwein and provide residential street connection to the proposed Collector south of this property.
- 2) Construct at least 1/2 of the roadway section of the proposed Collector adjacent to this subdivision.

Todd Sang
City of San Antonio
Development Services Engineering
1901 S. Alamo
San Antonio, TX 78204
Phone: (210) 207-7741
Fax: (210) 207-6073

This e-mail and any attachments may contain confidential and

privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

Robert Lombrano

From: Drake Thompson [dthompson@pape-dawson.com]
Sent: Tuesday, October 14, 2003 11:50 AM
To: Robert Lombrano
Cc: ebrown@sanantonio.gov
Subject: Oliver Ranch PUD/POADP 99-028

Robert/Ernest

The tracking system shows no approvals or comments on the PUD. What is the status on this? Also, it looks like Ernest is handling the MDP and Robert the PUD. Can one case manager handle both? The only comment we recieved on the POADP is from Stormwater Eng. (6/18/03). I am submitting a response today. Please advise on the status of all other approvals or comments.

Thanks

**Drake Thompson, P.E.
Project Manager
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216
Phone (210)-375-9000
Fax (210)-375-9010
Email dthompson@pape-dawson.com**

TRANSMITTAL



RECEIVED

To: C.O.S. A PLANNING DEPT 03 OCT 11 PM 3:37 Date: 10/14/03

Attn: ROBERT LOMBRANO

1901 SOUTH ALAMO

LAND DEVELOPMENT
SERVICES DIVISION

SAN ANTONIO, TX 78204

Re: OLIVER RANCH MDP/POD

QUANTITY	DESCRIPTION
<u>2EA</u>	<u>REVISED PLAN</u>
<u>1EA</u>	<u>MEMO TO STORMWATER ENG.</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From: DRAKE THOMPSON, P.E. Project No.: 4593-64

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 4/15/03

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |

- ☐ Major ☐ Minor

Project Name: Oliver Ranch **CONTACT: CALEB** FILE # 662C & 99028C

CHANGE

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA (Treff: c) |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.